



MASSACHUSETTS PATIENT FOUNDATION

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## Town of Needham

# **Mission and Vision Statement**

- Consistent, high-quality, medical-grade cannabis
- Safety of patients and the community
- Ease pain and suffering
- Transparency with stakeholders
- Give back to the community

# Executive Management Team



Rachmil "Roma"  
Lekach

- Chairman/Executive Director



Andrew Mark  
Young

- Director and Chief Financial Officer



Michael  
Thompson

- Director of Cultivation



Daniel Karten

- Chief Operations Officer

# Executive Management Team



Dr. Mike Cusnir

- Chief Medical Officer



Joseph Lekach

- Co-Founder



Mal Porter/LAN-TEL

- Individual Responsible for Security



Corey Cutler

- Regional Manager

# Board of Directors



Rabbi Moshe  
Bleich

- Director



Patricia Pike

- Director



Tom Farrell

- Director

## Other Directors

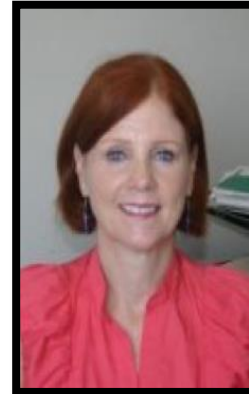
- Rachmil Lekach
- Andrew Mark  
Young

# Consultants and Legal Counsel



Adam Fine, Esq.

- Compliance Counsel



Donna  
Rheume

- Director of  
Community  
Relations



Valerio Romano  
Esq.

- Compliance Counsel



David Zaber

- Environmental  
Director

# Community Engagement

- Meetings with **Lee Newman** and **Alexandra Clee**
- Needham Town Staff
- **150 signatures**
- Community Outreach

# Community Engagement

- Community meeting at 33 Highland Ave.
- Newton-Needham Chamber of Commerce
- Neighborhood advisory committee
- State Senator Richard Ross meeting
- Needham is our **first** choice



# 33 Highland Avenue



# The Proposed Facility

- Will match look and feel of other Needham businesses
- Highland Avenue location deters crime



## Suitability of Location

- 33 Highland Avenue is **more than 1,000 feet** from any schools or daycare facilities
- ~740 ft. from Riverside Terrace Park, **which is sufficiently buffered** by Highland Avenue
- **Allowed zoning district**
- Safe and easy access
- No cultivation
- Convenient for emergency responders

# Traffic and Parking

- Decrease of over 350 vehicle trips ends
- 16 shared and 8 dedicated parking spaces
- Employees will park in public lots
- Full time parking attendant
- Needham police detail
- Opportunity for Needham to resolve long-standing parking issues at location

## Traffic and Parking

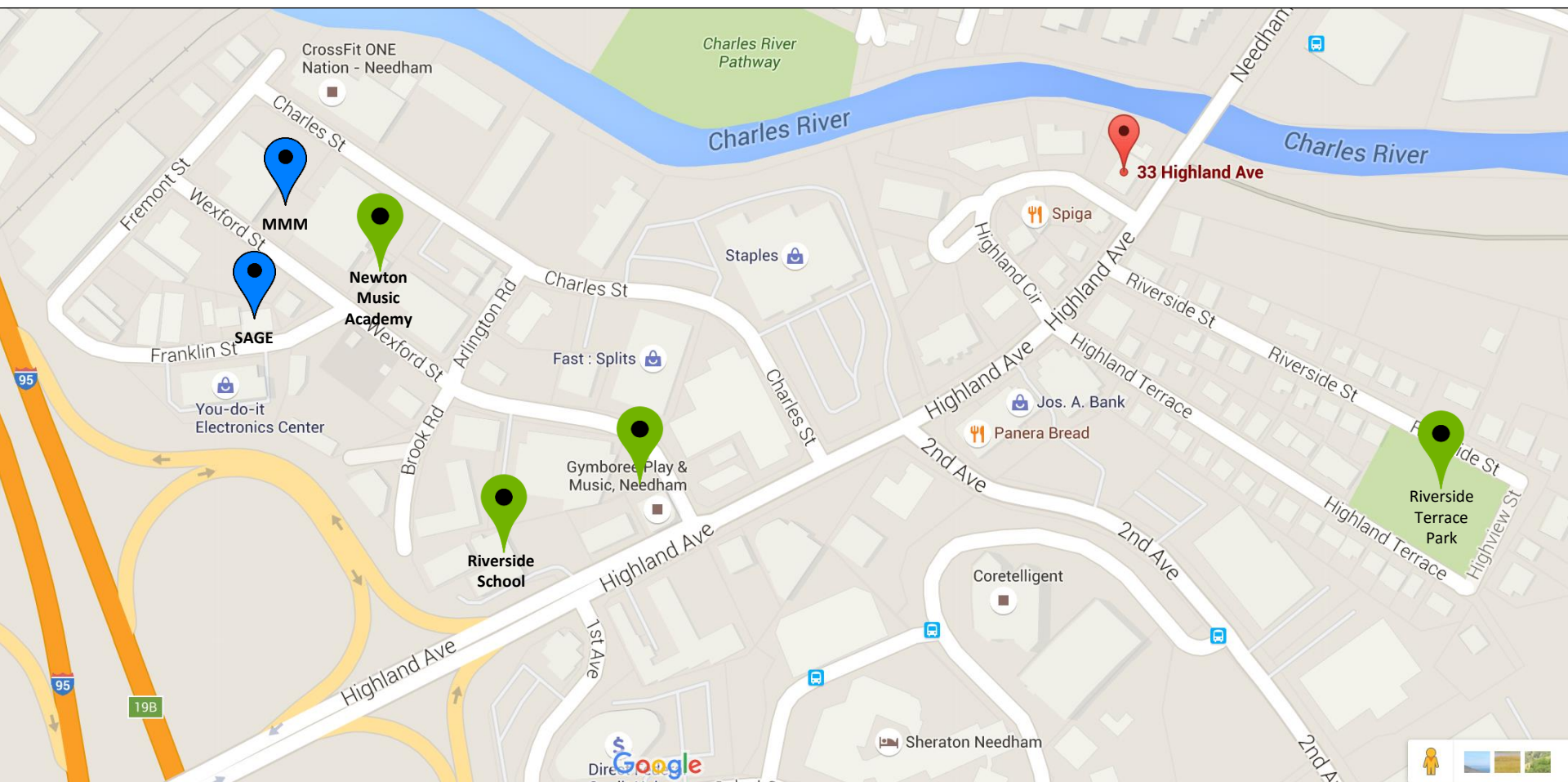
- Delivery of medicine at no charge w/in 10 miles
  - End hardship cultivation registrations
- Appointment only an option
- Patients will receive complimentary 128 bus shuttle

# **Other Locations**

- Sage Cannabis, Inc. (29 Franklin St.)
  - ~560 ft. from Riverside School
  - Located in an industrial area, less accessible to patients
  - Near where children commonly congregate, ~200 ft. From Newton Music Academy
  - 1st Ave. and Wexford St. is a high accident intersection (2014 Mass DOT Road Safety Audit)
  - US DOJ has sent cease and desist letters to marijuana businesses that are within 1,000 ft. from a school
- Medical Marijuana of Massachusetts, Inc. (85 Wexford St.)
  - 700+ ft. from Riverside School
  - Insufficient parking
  - Near where children commonly congregate, ~200 ft. From Newton Music Academy
  - 1st Ave. and Wexford St. is a high accident intersection (2014 Mass DOT Road Safety Audit)
  - US DOJ has sent cease and desist letters to marijuana businesses that are within 1,000 ft. from a school



# Proposed Locations



Map illustrates proposed RMD locations and their proximity to areas where children commonly congregate.

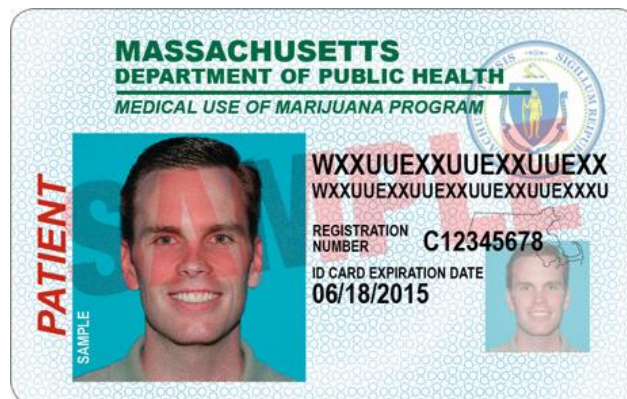
# **Security and Operations**

- 24/7 video-monitoring
- 24 hour surveillance
- Appropriate security lighting
- Secure patient access
- Full-time security guard
- No on-site consumption of medicine
- Background checks
- Off-duty/retired Needham Police
- Impact on police force paid for by MPF



# Patient Experience

- Patients registered with DPH
- Patients show ID
- Education RE storage and prevention of diversion
- Verify patient's registration with DPH
- Full-time security
- Education on strains and methods of ingestion
- No loitering



# **Host Community Agreement**

- Host Agreement
- Prevention of substance abuse
- Charitable contributions to local nonprofits
- Property taxes despite non-profit status
- Terms of our group's Community Host Agreement with the Town of Arlington are:
  - 3% of gross sales
  - Advance of \$100,000
- Preferential local hiring
- Match or exceed any other host agreement offers

# Summary

- Decades of experience in healthcare and retail
- Well-capitalized to open and operate
- Best patient access in a secure environment
- Well-being and security of patients and the community
- Home delivery
- Amenable to appointment only patient visits
- Sufficient parking; decrease in traffic
- Host agreement
- Transparency
- Needham is the first choice for Massachusetts Patient Foundation



**MASSACHUSETTS PATIENT FOUNDATION**

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